

Wabash Business Complex

City of Wabash
Wabash County
Indiana

Geographic coordinates (Lat /Long): 40.8360, -85.8031

Site size	242.0	acres
Usable acres	242.0	acres
Minimum divisible site	4.0	acres
Sales price (per acre)	\$20,000	\$/acre
Lease price (per acre)	N/A	\$/acre



Site

Zoning	Industrial
Ownership	City of Wabash
Representative	Grow Wabash County
State certified?	IN - Prime & Duke Site Ready
Cleared	Yes
Graded	Yes
Phase I Environmental	Yes
Site Encumbrances	None
Flooding or wetlands	None

Geotechnicals

Soil load-bearing capacity	2000-4000	psf
Ground water level	6 to >26	ft
Geotechnical letter	Yes	

Demographics & Work Force

City Population	10	thousands
County Population	31	thousands
Cost of Living Index	71.1	USØ=100
Labor force within 45min	194	thousands
Technical school graduates	800	(annual)
Distance to technical school	1	mi
Average wages (manufacturing)	\$77,172	\$
Average wages (logistics)	\$58,374	\$

Utilities

All Utilities connected?	Yes	
Electricity estimate	\$0.0603	\$/kWh
Natural gas estimate	\$0.3164	\$/ccf
Water (main line)	12"	inch
Sewer (main line)	10"	inch
Gas (main line)	6"	inch
Telecoms/Fiber	Metronet	provider

Access

Metropolitan Area	Wabash	0 mi
Major city (500,000+)	Indianapolis	81 mi
Interstate/4-Lane Highway	I-69	29 mi
Airport (domestic US flights)	FWA	41 mi
Deepwater container port	Port of Indiana- Burns Harbor	109 mi
Rail access on site	No	

Taxes & Incentives

Property tax	\$3.38	per \$100 AV
Property tax abatement	Yes	
Inventory tax	None	
IN Ad Gross Income Tax	4.90%	
Other Incentives	Yes	
New Market Tax Credit	Possible	
Federal Opportunity Zone	No	
Foreign Trade Zone	Yes - FTZ 182	

Comments

- Strategic location on the corner of IN-13 and US-24 on the outside of Wabash (IN)
- Parcels from 4 acres up to 91 acres and is situated just north of US 24, a split lane limited access highway.
- The site is municipally owned and has all utilities serving the park, including water, sewer, gas, electric, and fiber.

